



Sheila Dixon

*Mayor,
Baltimore*

250 City Hall • Baltimore Maryland 21202
410-396-3835 • Fax: 410-576-9425

FOR IMMEDIATE RELEASE

April 11, 2007

CONTACT:

Anthony McCarthy
(410) 869-6079 (Cell)

Mayor Dixon Unveils Plans for Lexington Square Westside Superblock Project

Baltimore, MD (April 11, 2007) - Mayor Sheila Dixon, joined by representatives of Lexington Square Partners, LLC, today unveiled the Schematic Design Plans and Development Budget for the \$250 million Lexington Square project, a redevelopment of the major portion of the Westside Superblock (an area bounded by Howard, West Lexington, Liberty and West Fayette Streets).

With the Lexington Square project, the development team is proposing to revitalize the Market Center Urban Renewal Area by creating a new and contemporary retail destination, and two new residential towers adding to the Westside's already successful housing.

The development plan includes:

- **312,595 square feet of retail** space distributed on four levels including two upper stories and some basement accessory space.

154,780 square feet of large format stores in new and adapted structures.

157,815 square feet of small format stores in new and adapted structures.

- **400,000 gross square feet of residential** space distributed in two new high-rise structures up to 14 stories tall

400 one-and-two bedroom apartments that will average approximately 880 square feet in size. The two residential towers will share a rooftop amenity area with a garden and water feature.

- **924 parking spaces** - shared structured parking including basement levels and seven levels above ground. An all vehicular access from Park Avenue, with an internal loading dock and building service area.

"I am excited about the redevelopment plans submitted by Lexington Square Partners for the Westside Superblock. Their retail concept represents a bold and new statement for the Westside," said Mayor Dixon. "I applaud the development team's innovation and for keeping the positive momentum moving forward."

We're proud to unveil this leading edge mixed-use project in Baltimore and invest in the positive momentum that has been established in Downtown Baltimore's Westside," said Lloyd Goldman, President, BLDG Management Company, Inc."

A central feature of Lexington Square is the creation of several large floor plate retail spaces that will allow major brand retailers to establish stores that will serve as anchors for the entire neighborhood. Revitalizing Market Center will require replacing the department stores of old with their contemporary counterparts in order to once again provide traffic to create a vibrant shopping district. The development team anticipates that work will initially begin in the 100 block of West Lexington Street so that relocation space will be available for existing businesses within the larger redevelopment.

The residential towers will provide a living environment that is convenient and secluded at the same time. All apartments will have large windows, open living areas accented with warm colors and natural materials. Many units will feature private balconies with downtown and Inner Harbor views.

Covered and secure parking will serve both Lexington Square residents and retail patrons. Concentrating all vehicular access to Park Avenue will allow the creation of fully dedicated pedestrian environments with new streets, trees, lighting and urban furnishings.

"Through the Westside revitalization, we are creating a vibrant, mixed-use urban neighborhood and the Lexington Square project is a keystone," said BDC President M.J. "Jay" Brodie.

The unveiling of plans for Lexington Square is the third major announcement to be made in the last two weeks regarding the Westside redevelopment that keeps the positive momentum moving forward. On March 28th, The Harry and Jeanette Weinberg Foundation signed a Memorandum of Understanding with the City that permits the exchange of properties in the Superblock area and allows the Lexington Square project to proceed. Additionally, the Baltimore Development Corporation (BDC) last week issued a Request for Proposals for the redevelopment of the Liberty Clay site, the last major development parcel within the Superblock.

#

Please visit our website at www.baltimorecity.gov